072.0	0005	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	719,700 / 719,700
					USE VALUE:	719,700 / 719,700
					ASSESSED:	719,700 / 719,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PINE DANIEL R
Owner 2:	
Owner 3:	
Street 1:	51 STOWECROFT ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,440 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Wood Shingle Exterior and 1642 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6440.000	290,500		429,200	719,700
Total Card	0.148	290,500		429,200	719,700
Total Parcel	0.148	290,500		429,200	719,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.31 | /Parcel: 438.3

Legal Description

User Acct

45855

GIS Ref

GIS Ref

Insp Date

10/08/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 072.0-0005-0014.0

!6103!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	290,500	0	6,440.	429,200	719,700	719,700	Year End Roll	12/18/2019
2019	101	FV	230,000	0	6,440.	398,600	628,600	628,600	Year End Roll	1/3/2019
2018	101	FV	230,000	0	6,440.	398,600	628,600	628,600	Year End Roll	12/20/2017
2017	101	FV	230,000	0	6,440.	349,500	579,500	579,500	Year End Roll	1/3/2017
2016	101	FV	230,000	0	6,440.	318,900	548,900	548,900	Year End	1/4/2016
2015	101	FV	215,900	0	6,440.	282,100	498,000	498,000	Year End Roll	12/11/2014
2014	101	FV	215,900	0	6,440.	266,700	482,600	482,600	Year End Roll	12/16/2013
2013	101	FV	215,900	0	6,440.	253,900	469,800	469,800		12/13/2012

PRINT

Date	Time
12/10/20	20:54:50

LAST REV

Date	Time
02/12/19	12:58:58
ekelly	
6103	

USER DEFINED

Prior Id # 1:	45855
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CALLAHAN GERALD	25744-135		10/18/1995		221,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/18/2010	708	Re-Roof	5,500					
7/22/1996	329		5,200					15X20 WDK/DOOR

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	HS	Hanne S
4/15/2009	Entry Denied	189	PATRIOT
5/17/2000	Entry Denied	276	PATRIOT
11/13/1999	Mailer Sent		
10/12/1999	Measured	256	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6440		Sq. Ft.	Site		0	70.	0.95	12									429,238						429,200	

Total AC/HA: 0.14784 | Total SF/SM: 6440 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 429,238 | Spl Credit | Total: 429,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.28946400
Const Adj.:	0.99989998
Adj $ / SQ:	135.380
Other Features:	90750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	356862
Depreciation:	66376
Depreciated Total:	290486

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 2			HB	

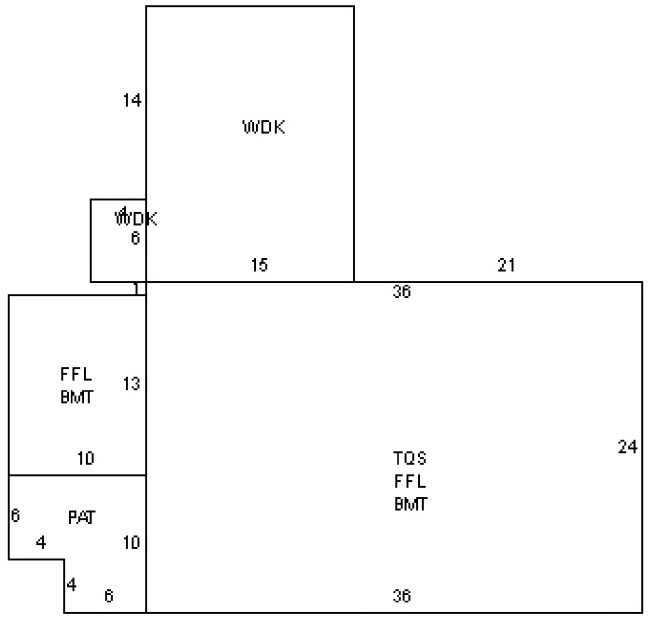
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	135.38
Special Features:	0	Val/Su Net:	95.43
Final Total:	290500	Val/Su SzAd	176.92

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	994	40.610	40,370
FFL	First Floor	994	135.380	134,568
TQS	3/4 Story	648	135.380	87,726
WDK	Deck	324	9.090	2,944
PAT	Patio	84	6.000	504
	Net Sketched Area:	3,044	Total:	266,112
Size Ad	1642	Gross Are	3260	FinArea 1642

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

072.0-0005-0014.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: